

154.0

0003

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

653,300 / 653,300

USE VALUE:

653,300 / 653,300

ASSESSED:

653,300 / 653,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
825		CONCORD TPKE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BEGGELMAN ALAN S ETAL/ TRUSTEE	
Owner 2: BEGGLEMAN FAMILY IRREVOCABLE	
Owner 3: INCOME-ONLY JOINT TR OF 2021	
Street 1: 825 CONCORD TPKE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: BEGGELMAN CAROL ANN/ALAN -	
Owner 2: -	
Street 1: 825 CONCORD TPKE	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	Own Occ:	Y
Postal: 02476		Type:	

NARRATIVE DESCRIPTION	
This parcel contains .125 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1936, having primarily Wood Shingle Exterior and 1863 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.	

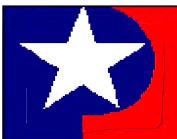
OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt	3	22
Flood Haz:				Topo	1	Level
D				Street		
s				Gas:		
t						

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5464	Sq. Ft.	Site			0	80.	0.96	9			Med. Tr	-10					420,423							420,400

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description			User Acct	
Use Code								Land Size			Building Value	
101								Yard Items			Land Value	
5464.000								Total Value				
420,400												
653,300												
Total Card												
0.125												
232,900												
420,400												
653,300												
Entered Lot Size												
0.125												
232,900												
420,400												
653,300												
Total Land:												
Land Unit Type:												
Source: Market Adj Cost								Total Value per SQ unit /Card:			350.67	
/Parcel: 350.67												



PREVIOUS ASSESSMENT								Parcel ID	154.0-0003-0002.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	232,900	0	5,464.	420,400	653,300		Year end	12/23/2021	
2021	101	FV	224,300	0	5,464.	420,400	644,700		Year End Roll	12/10/2020	
2020	101	FV	224,300	0	5,464.	420,400	644,700	644,700	Year End Roll	12/18/2019	
2019	101	FV	187,300	0	5,464.	394,100	581,400	581,400	Year End Roll	1/3/2019	
2018	101	FV	187,300	0	5,464.	325,800	513,100	513,100	Year End Roll	12/20/2017	
2017	101	FV	187,300	0	5,464.	299,600	486,900	486,900	Year End Roll	1/3/2017	
2016	101	FV	187,300	0	5,464.	273,300	460,600	460,600	Year End	1/4/2016	
2015	101	FV	175,000	0	5,464.	268,000	443,000	443,000	Year End Roll	12/11/2014	

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
BEGGELMAN CAROL	77029-343	1	2/23/2021	Convenience		1	No	No					
SOLBERG CAROL A	32703-480		4/17/2001	Family		1	No	No					
	15956-296		1/1/1985		113,000	No	No	Y					

BUILDING PERMITS								ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name	
1/14/2020	95	Re-Roof	13,484	C					1/13/2009	Meas/Inspect	372	PATRIOT	
2/4/2019	162	Insulate	7,000	C					11/30/1999	Mailer Sent			
7/18/2002	588	Addition	50,000	O		G4	GR FY04	BUILD A BATHROOM A	11/23/1999	Measured	256	PATRIOT	
									1/1/1982		CM		

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
-------	--------------------------------	---	---

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 5 - Cape	1H - 1 & 1/2 Sty	1	Rating: Average	Full Bath: 1	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:	
(Liv) Units: 1	Total: 1															NC=RECHECK NEW WDK IN REAR.	
Foundation: 1 - Concrete																	
Frame: 1 - Wood																	
Prime Wall: 1 - Wood Shingle																	
Sec Wall: 8 - Brick Veneer	15 %																
Roof Struct: 1 - Gable																	
Roof Cover: 1 - Asphalt Shgl																	
Color: YELLOW																	
View / Desir:																	
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH					
Grade: C - Average				Kits: 1	Rating: Average	1st Res Grid	Desc: Line 1	# Units: 1									
Year Blt: 1936	Eff Yr Blt:			A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O										
Alt LUC:	Alt %:			Fpl: 1	Rating: Average	Other											
Jurisdct: G4	Fact: .			WSFlue: 1	Rating: Average	Upper											
Const Mod:						Lvl 2											
Lump Sum Adj:						Lvl 1											
						Lower											
						Totals	RMs: 7	BRs: 2	Baths: 1	HB							
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Location:													
Prim Int Wal 2 - Plaster				Total Units:													
Sec Int Wall:	%			Floor:													
Partition: T - Typical				% Own:													
Prim Floors: 3 - Hardwood				Name:													
Sec Floors:	%																
Bsmnt Flr: 12 - Concrete																	
Subfloor:																	
Bsmnt Gar: 1																	
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 3 - Forced H/W																	
# Heat Sys: 1																	
% Heated: 100	% AC:																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 154.0-0003-0002.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	5X12	A	AV	1990	0.00	T	23.2	101					
More: N	Total Yard Items:	Total Special Features:										Total:					

